

# BOUNDARY SURVEY & LOT SPLIT

FOR

## JAMES F. MISIC

SITUATED IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOT 30, TRACT NO. 1

DECEMBER, 2006

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND INTENDED TO INDICATE ANGLES ONLY, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

*Joseph Gutoskey*  
JOSEPH GUTOSKEY, P.S. No. 7567 DATE 12/26/06



5/8" IRON PIN SET  
ID "GUTOSKEY PS 7567"



GRAPHIC SCALE



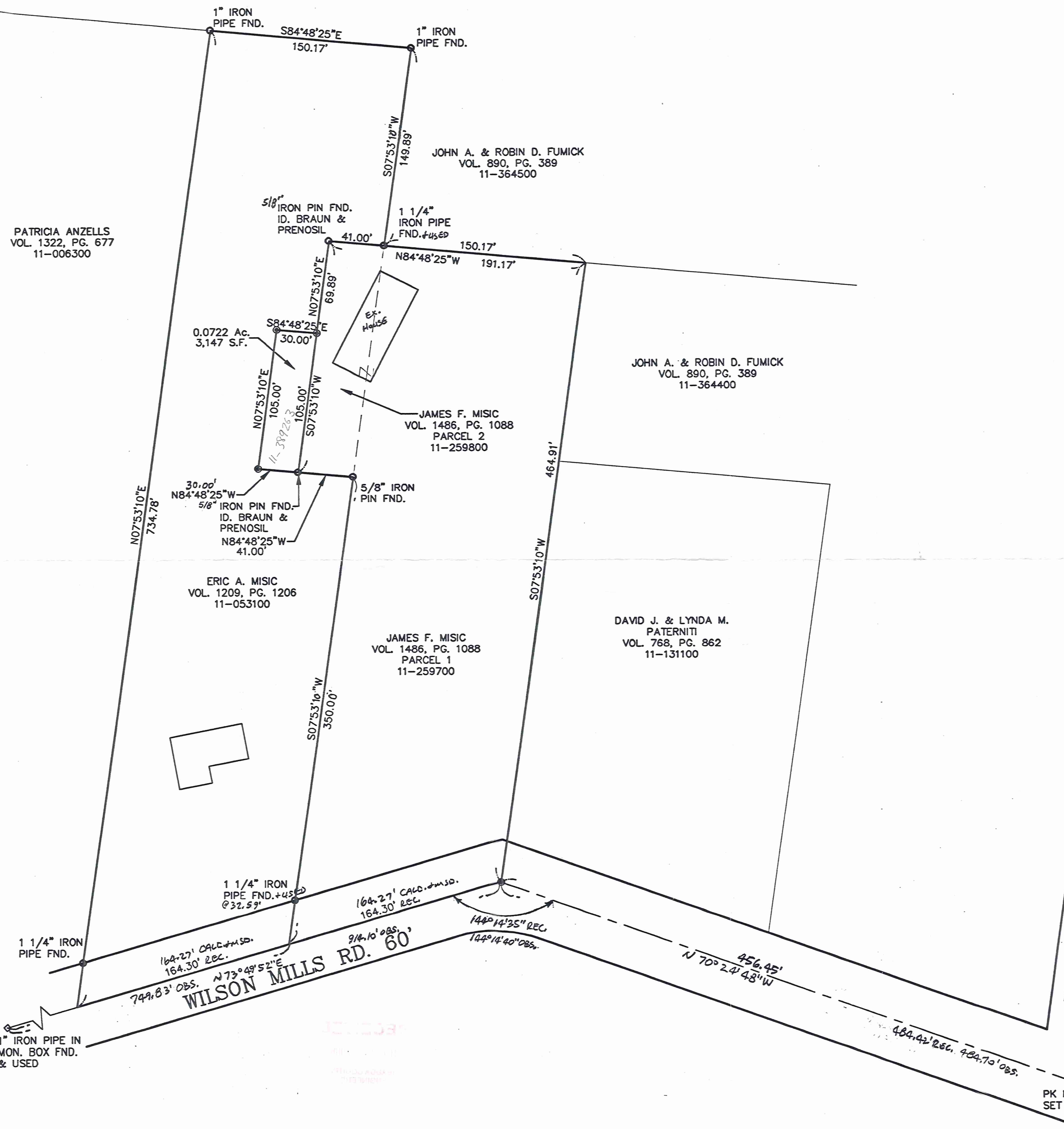
( IN FEET )  
1 inch = 50 ft.

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

*R.S.* 12/27/06  
OFFICE OF THE *Revised*  
GEAUGA COUNTY ENGINEER

*REvised 12/26/06 JG*  
**GUTOSKEY & ASSOCIATES INC.**  
Civil Engineers, Surveyors & Land Planners  
17078 MUNN ROAD, SUITE 3 Tel (440) 543-6900  
CHAGRIN FALLS, OHIO 44023 Fax (440) 543-7176

CONTRACT NO.  
06-2193



PATRICIA ANZELLS  
VOL. 1322, PG. 677  
11-006300

JOHN A. & ROBIN D. FUMICK  
VOL. 890, PG. 389  
11-364500

JOHN A. & ROBIN D. FUMICK  
VOL. 890, PG. 389  
11-364400

JAMES F. MISIC  
VOL. 1486, PG. 1088  
PARCEL 2  
11-259800

ERIC A. MISIC  
VOL. 1209, PG. 1206  
11-053100

JAMES F. MISIC  
VOL. 1486, PG. 1088  
PARCEL 1  
11-259700

DAVID J. & LYNDA M.  
PATERNITI  
VOL. 768, PG. 862  
11-131100



# Gutoskey & Associates, Inc.

Civil Engineers, Surveyors, & Land Planners

## Legal Description

Lot Split

0.0722 Acres

Joseph Gutoskey, P.E., P.S.

Vol. 1813-Pg. 871

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being part of Lot No. 30, Tract No. 1 within said Township and is further bounded and described as follows;

Beginning at a 1 inch iron pin found in a monument box distant South 70°24'48" East, 28.25 feet from a PK nail set at the intersection of the centerline of Wilson Mills Road (60 feet wide) and the centerline of Hervie Road (60 feet wide);

Thence **North 70°24'48" West**, along the centerline of said Wilson Mills, **484.70 feet** to a 5/8 inch iron pin set at the southwest corner of a parcel of land conveyed to David J. & Lynda M. Paterniti by deed recorded in Volume 768, Page 862 of Geauga County Records and the southeast corner of a parcel of land conveyed to James F. Misic by deed recorded in Volume 1486, Page 1088 of Geauga County Records;

Thence **South 73°49'52" West** along the centerline of said Wilson Mills and the southerly line of said James F. Misic, **164.27 feet** to a point at the southeast corner of a parcel of land conveyed to Eric A. Misic by deed recorded in Volume 1209, Page 1206 of Geauga County Records;

Thence **North 07°53'10" East**, along the easterly line of said Eric A. Misic and the westerly line of said James F. Misic, **350.00 feet** to a 5/8 inch iron pin found (and passing over a 1 1/4 inch iron pipe found at 32.59 feet);

Thence **North 84°48'25" West**, **41.00 feet** to a 5/8 inch iron pin found (ID. Braun & Prenosil) in the easterly line of said Eric A. Misic and the westerly line of said James F. Misic and being the Principal Place of Beginning of the parcel of land herein intended to be described;

Course I Thence continuing **North 84°48'25" West**, **30.00 feet** to a 5/8 inch iron pin set;

Course II Thence **North 07°53'10" East**, **105.00 feet** to a 5/8 inch iron pin set;

Course III Thence **South 84°48'25" East**, **30.00 feet** to a 5/8 inch iron pin set in the easterly line of said Eric A. Misic and the westerly line of said James F. Misic;

CHIE 0.0096

Course IV Thence **South 07°53'10" West**, along the easterly line of said Eric A. Misic and the westerly line of said James F. Misic, **105.00 feet** to the Principal Place of Beginning and containing 0.0722 Acres (3,147 square feet) of land as surveyed and described in December, 2006 by Joseph Gutoskey, PS 7567, be the same more or less, but subject to all legal highways. Bearings are to an assumed meridian and are intended to indicate angles only.

Prior deed of record Volume 1209 Page 1206

SURVEY PLAT & LEGAL DESCRIPTION  
APPROVED PER R.C. 315.251

R.S. 12 27 06  
OFFICE OF THE Revised  
GEAUGA COUNTY ENGINEER



*John Paul Ps*

*12/26/06*

RECEIVED  
DEC 28 2006  
ENGINEERS  
GEAUGA COUNTY